028.A	0003	0039.E	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	378,500	/	378,500
USE VALUE:	378,500	/	378,500
ASSESSED:	378,500	/	378,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 39

Owner 1:	ROSS DONALD F JR & ANNE N/ TRS
Owner 2:	DONALD F ROSS JR 2016 REVOCABL
Owner 3:	TRUST
Street 1:	211 WINSLOW RD
Street 2:	
Twn/City:	WABAN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02468 Type:

PREVIOUS OWNER

Owner 1:	ROSS DONALD F JR -
Owner 2:	-
Street 1:	211 WINSLOW RD
Twn/City:	WABAN
St/Prov:	MA Cntry:
Postal:	02468

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	378,500			378,500
Total Card	0.000	378,500			378,500
Total Parcel	0.000	378,500			378,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 558.26 | /Parcel: 558.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 316496

GIS Ref

GIS Ref

Insp Date 12/01/17

PREVIOUS ASSESSMENT

Parcel ID: 028.A-0003-0039.E

!16172!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	378,500	0	.		378,500		Year end	12/23/2021
2021	102	FV	373,200	0	.		373,200		Year End Roll	12/10/2020
2020	102	FV	362,700	0	.		362,700	362,700	Year End Roll	12/18/2019
2019	102	FV	312,300	0	.		312,300	312,300	Year End Roll	1/3/2019
2018	102	FV	277,800	0	.		277,800	277,800	Year End Roll	12/20/2017
2017	102	FV	258,600	0	.		258,600	258,600	Year End Roll	1/3/2017
2016	102	FV	258,600	0	.		258,600	258,600	Year End	1/4/2016

PRINT

Date	Time
12/30/21	22:03:02

LAST REV

Date	Time
10/10/19	09:34:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 16172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSS DONALD F J	71433-373	2	8/6/2018	Convenience	10	No	No		
215 MASS AVE CO	64665-52		12/16/2014		278,000	No	No		

USER DEFINED

Prior Id # 1:	19456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Measured	DGM	D Mann
1/22/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7318																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	5 - 5th Floor
% Own:	2.240000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.38495576
Const Adj.:	1.02479637
Adj $ / SQ:	461.272
Other Features:	33000
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501326
Depreciation:	122825
Depreciated Total:	378501

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	3	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	668.84
Special Features:	0	Val/Su Net:	558.26
Final Total:	378500	Val/Su SzAd	558.26

SKETCH

UnSketched SubAreas:
GLA: 678,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	678	461.270	312,742

Net Sketched Area:	678			Total:	312,742
Size Ad	678	Gross Area	678	FinArea	678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

028.A-0003-0039.E

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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